

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox

J. Clay Maddox, LLC

ATTORNEYS AT LAW

10052 AL Highway 119

Alabaster, AL 35007

20221121000428190

11/21/2022 09:47:06 AM

DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

2407 Chandawood Dr.
Pelham AL 35124

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)

WHEREAS, in consideration of the sum of One Hundred Sixty Thousand and 00/100 (\$160,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Judith D Weismann, a Married person, in hand paid by the GRANTEE(S), Left Hand Right Hand LLC, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 16, Block 5, according to Map of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Instrument Reference: 20220316000108210

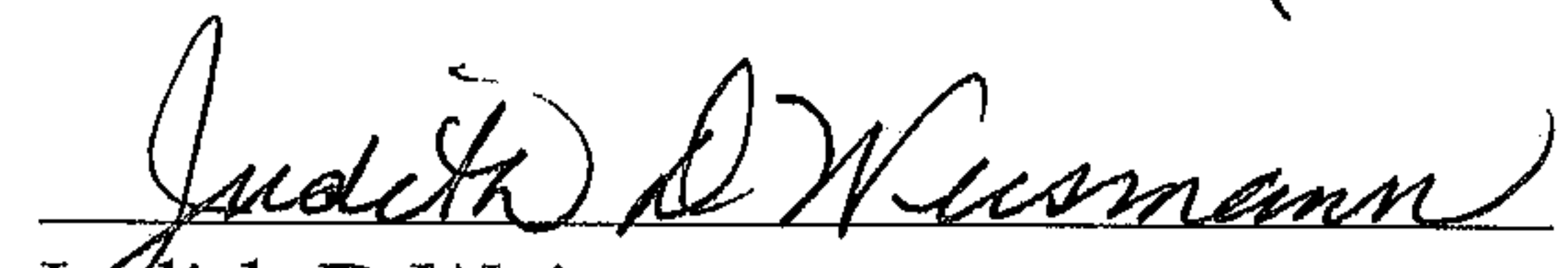
NOTE: \$120,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 18th day of November, 2022.


Judith D Weismann

STATE OF Alabama)
)
COUNTY OF Clifton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Judith D Weismann** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November 2022.


NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee: 2407 Chandawood
Pelham AL 35126
Address of Grantor: 100 Wood Ridge
Pelham AL 35126
Property Address: 708 Creekview Drive
Pelham, AL 35124

Real Value: \$160,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 09:47:06 AM
\$65.00 JOANN
20221121000428190

Allen S. Bayl